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Attorneys for Plaintiff  
LAURA BALLEGEER

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

LAURA BALLEGEER,

Plaintiff,

vs.

MOTION REPOSSESSORS, INC.,  
WELLS FARGO BANK, N.A., and  
DOES 1 through 10, inclusive,

Defendants.

Case No.: 2:15-cv-07707-JAK-GJS

**REQUEST FOR JUDICIAL  
NOTICE IN OPPOSITION TO  
MOTION TO DISMISS OF  
DEFENDANT WELLS FARGO  
BANK, N.A.**

Date: March 21, 2015  
Time: 8:30 a.m.  
Courtroom; 750

Hon. John A. Kronstadt

1 Plaintiff Laura Ballegeer hereby requests that the Court take judicial notice of  
2 the following documents, from the file of Estate of Ronald James Ballegeer, Los  
3 Angeles Superior Court Case No. BP 162562.

4 1. July 22, 2015 Letters of Administration.

5 2. Order Authorizing Independent Administration of Estate With Full  
6 Authority, dated July 22, 2015.

7  
8  
9 Dated: December 21, 2015

Respectfully Submitted,  
TRUEBLOOD LAW FIRM

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11  
12 By: /s/ Alexander B. Trueblood

13  
14 Attorneys for Plaintiff  
LAURA BALLEGEER

**EXHIBIT 1**

DE-150

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): Adam Wayne Pollock (SBN 286489) 5743 Corsa Ave., Ste. 213 Westlake Village, CA 91362 adam@pollocklawfirm.com		TELEPHONE AND FAX NOS.: 818-991-7760 818-991-7708	<b>FOR COURT USE ONLY</b>  <b>FILED</b> Superior Court of California County of Los Angeles  <b>JUL 22 2015</b>  Sherri R. Carter, Executive Officer/Clerk By <u>Efrain Alvarez</u> , Deputy
ATTORNEY FOR (Name): Laura Ballegeer			
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles</b> STREET ADDRESS: 111 N. Hill Street MAILING ADDRESS: CITY AND ZIP CODE: Los Angeles, 90012 BRANCH NAME: Central			
ESTATE OF (Name): Ronald James Ballegeer		DECEDENT	
<b>LETTERS</b> <input type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED		<input checked="" type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> SPECIAL ADMINISTRATION	CASE NUMBER: BP162562

**LETTERS**

- ☐ The last will of the decedent named above having been proved, the court appoints (name):
  - ☐ executor.
  - ☐ administrator with will annexed.
- ☒ The court appoints (name):  
Laura Ballegeer
  - ☒ administrator of the decedent's estate.
  - ☐ special administrator of decedent's estate
    - ☐ with the special powers specified in the Order for Probate.
    - ☐ with the powers of a general administrator.
    - ☐ letters will expire on (date):
- ☒ The personal representative is authorized to administer the estate under the Independent Administration of Estates Act ☒ with full authority  
☐ with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order.

WITNESS, clerk of the court, with seal of the court affixed.



Date: JUL 22 2015

Clerk, by

SHERRI R. CARTER

(DEPUTY) Alvarez

**LETTERS**  
(Probate)**AFFIRMATION**

- ☐ PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
- ☒ INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
- ☐ INSTITUTIONAL FIDUCIARY (name):  
  
I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.  
(Name and title):

 4. Executed on (date): July 22, 2015  
 at (place): Los Angeles County, California.


  
(SIGNATURE)
**CERTIFICATION**

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.



Date:

JUL 22 2015

Clerk, by

SHERRI R. CARTER

(DEPUTY)

E. Alvarez

 Probate Code, §§ 1001, 8403,  
 8405, 8544, 8545;  
 Code of Civil Procedure, § 2015.6

**EXHIBIT 2**

DE-140

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): Adam Wayne Pollock (SBN 286489) 5743 Corsa Ave., Ste. 213 Westlake Village, CA 91362 adam@pollocklawfirm.com ATTORNEY FOR (Name): <u>Laura Ballegeer</u>	TELEPHONE AND FAX NOS.: 818-991-7760 818-991-7708	FOR COURT USE ONLY  <b>CONFORMED COPY ORIGINAL FILED</b> Superior Court of California County of Los Angeles  <b>JUL 22 2015</b>  Sherri R. Carter, Executive Officer/Clerk By: Leticia Gomez, Deputy
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 111 N. Hill Street MAILING ADDRESS: CITY AND ZIP CODE: Los Angeles, 90012 BRANCH NAME: Central-Probate		CASE NUMBER:  BP162562
ESTATE OF (Name):  Ronald James Ballegeer  <div style="text-align: right;">DECEDENT</div>		
<b>ORDER FOR PROBATE</b>  ORDER <input type="checkbox"/> Executor APPOINTING <input type="checkbox"/> Administrator with Will Annexed <input checked="" type="checkbox"/> Administrator <input type="checkbox"/> Special Administrator <input checked="" type="checkbox"/> Order Authorizing Independent Administration of Estate <input checked="" type="checkbox"/> with full authority <input type="checkbox"/> with limited authority		
<b>WARNING: THIS APPOINTMENT IS NOT EFFECTIVE UNTIL LETTERS HAVE ISSUED.</b>		

1. Date of hearing: 7/22/2015      Time: 8:30 a.m.      Dept./Room: 9      Judge: Hon. Clifford L. Klein

**THE COURT FINDS**

2. a. All notices required by law have been given.  
 b. Decedent died on (date): 2/18/15  
     (1) ☒ a resident of the California county named above.  
     (2) ☐ a nonresident of California and left an estate in the county named above.  
 c. Decedent died  
     (1) ☒ intestate  
     (2) ☐ testate  
     and decedent's will dated: \_\_\_\_\_ and each codicil dated: \_\_\_\_\_  
     was admitted to probate by Minute Order on (date): \_\_\_\_\_

**THE COURT ORDERS**

3. (Name): Laura Ballegeer  
 is appointed **personal representative**:  
 a. ☐ executor of the decedent's will  
 b. ☐ administrator with will annexed  
 c. ☒ administrator  
 d. ☐ special administrator  
     (1) ☐ with general powers  
     (2) ☐ with special powers as specified in Attachment 3d(2)  
     (3) ☐ without notice of hearing  
     (4) ☐ letters will expire on (date): \_\_\_\_\_  
 and letters shall issue on qualification.
4. a. ☒ **Full authority** is granted to administer the estate under the Independent Administration of Estates Act.  
 b. ☐ **Limited authority** is granted to administer the estate under the Independent Administration of Estates Act (there is no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
5. a. ☒ Bond is not required.  
 b. ☐ Bond is fixed at: \$ \_\_\_\_\_ to be furnished by an authorized surety company or as otherwise provided by law.  
 c. ☐ Deposits of: \$ \_\_\_\_\_ are ordered to be placed in a blocked account at (specify institution and location): \_\_\_\_\_ and receipts shall be filed. No withdrawals shall be made without a court order. ☐ Additional orders in Attachment 5c.  
 d. ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order.
6. ☒ (Name): \_\_\_\_\_ is appointed probate referee.

Date: 7-22-15**CLIFFORD L. KLEIN**

7. Number of pages attached: \_\_\_\_\_

☐ SIGNATURE FOLLOWS LAST ATTACHMENT